



# Town Council Agenda Report

**SUBJECT:** Resolution - Plat Amendment Request

Application No. and Location: DG 10-1-00, Lakeside Villas Apartments II Plat  
(4190 SW 61 Avenue)

**CONTACT PERSON/NUMBER**

Mark A. Kutney, AICP (797-1101)

**TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE NON-VEHICULAR ACCESS LINE OF THE "LAKESIDE VILLAS APARTMENTS II PLAT", AND PROVIDING AN EFFECTIVE DATE.

**REPORT IN BRIEF:**

The applicant seeks to relocate a non-vehicular access line along SW 42 Street west for a distance of 5'. The revised entrance way results from a turn around lane requirement associated with proposed guard gate improvements. In order to modify requirements of a plat, the applicant must file a delegation request with the Town and Broward County.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:**

The Engineering Department has reviewed the request and has recommended approval.

**RECOMMENDATION(S):**

Motion to approve the resolution.

**Attachment(s):** Resolution, Planning Report, Justification Letter, Plat, Enlarged Plat, Site Plan, Land Use Map, Subject Site Map, and Aerial.

RESOLUTION \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE NON-VEHICULAR ACCESS LINE OF THE "LAKESIDE VILLAS APARTMENTS II PLAT," AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Town Council approved the boundary plat known as Lakeside Villas Apartments II Plat by Resolution No. R 99-255 on August 4, 1999; and

WHEREAS, the owners desire to relocate a non-vehicular access line associated with said plat; and

WHEREAS, Broward County requires the Town of Davie concur with this revision prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve the proposed relocation of the non-vehicular access line shown on the Lakeside Villas Apartments II Plat along SW 42 Street west for a distance of 5', the proposed revisions being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

ATTEST:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

**Application #:** DG 10-1-00  
Lakeside Villas Apartments II Plat

**Revisions:**

**Exhibit “A”**

**Original Report Date:** October 13, 2000

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**TOWN OF DAVIE  
Development Services Department  
Planning & Zoning Division Staff  
Report and Recommendation**

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**Applicant Information**

**Owner:** Summerlake Apartments, Inc.      **Agent:** Mike Fawley; Sun-Tech Engineering,

**Address:** 5941 Summerlake Drive      **Address:** 1600 West Oakland Park Blvd.

**City:** Davie, FL 33314      **City:** Ft. Lauderdale, FL 33311

**Phone:** (305) 476-8118      **Phone:** (954) 777-3123

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**Background Information**

**Application Request:** The applicant seeks to relocate a non-vehicular access line along SW 42 Street west for a distance of 5’.

**Address/Location:** 4190 SW 61 Avenue, Generally located on the east side of SW 61 Avenue approximately 1330 feet north of Orange Drive.

**Land Use Plan Designation:** Residential (16 du/ac)

**Zoning:** RM-16, Residential Multifamily District ( 16 du/ac)

**Existing Use:** Subject site is undeveloped

**Proposed Use:** 108 affordable multi-family units

**Parcel Size:** 21.3 acres

**Surrounding Land Use:**

**North:** Lake  
**South:** Industrial Warehouses  
**East:** Single family residential  
**West:** Summerlake Apartments

**Surrounding Zoning:**

**North:** R-5  
**South:** M-1  
**East:** R-5  
**West:** RM-16

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**Zoning History**

**Related Zoning History:** None

**Previous Requests on same property:** Town Council approved a site development plan to construct 108 affordable multi-family units on November 17, 1999.

Town Council approved the boundary plat known as Lakeside Villas Apartments II Plat by Resolution No. R 99-255 on August 4, 1999.

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**Summary of Significant Development Review Agency Comments**

The Engineering Department recommends approval of the subject delegation request subject to dedication of right-of-way or grant of easement for the 5 foot by 25 foot area in between the existing and proposed non-vehicular access line.

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**Applicable Codes and Ordinances**

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

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**Comprehensive Plan Considerations**

**Planning Area:** The proposed project is within Planning Area No. 8 characterized by older, small-scale commercial development, older single family residential neighborhoods, and newer large-scale multi-family residential developments that serve the South Florida Educational Center.

**Flexibility Zone:** The proposed plat is in Flexibility Zone 98.

**Concurrency Considerations:** The subject site is located within Parcel A of the “Lakeside Villas Apartment II Plat” with a note restricting the plat to 26 very low income affordable two-bedroom garden apartments and 44 very low income affordable three-bedroom garden

apartments.

**Applicable Goals, Objectives & Policies:** None

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### **Staff Analysis/Findings**

The Lakeside Villas Apartments” plat provided for a non-vehicular access line extending 25 feet south of the 80’ access opening, and located 260 feet west of the southeast corner of the plat. The proposed request provides for the relocation of the non-vehicular access line along SW 42 Street west for a distance of 5’.

This request will enable the developer to construct the necessary improvements for a gated community.

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### **Staff Recommendation**

**Recommendation:** Based upon the above and the positive findings of fact, staff recommends approval of application number DG 10-1-00.

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### **Exhibits**

Resolution, Planning Report, Justification Letter, Plat, Enlarged Plat, Site Plan, Land Use Map, Subject Site Map, and Aerial.

Prepared by: \_\_\_\_

Reviewed by: \_\_\_\_